

**APPLICATION FOR BUILDING PERMIT**  
City of Houston Lake, Missouri 64151

No. \_\_\_\_\_

Valuation does not include value of land

Permit fee: \$ \_\_\_\_\_ Performance Bond \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

Performance Bond fee will be returned when final inspection is passed.

Construction must meet with the requirements of all Building Code Ordinances, Zoning Ordinances and requirements of the Venetian Gardens Restriction Agreement and be subject to inspection, anytime, by the Building Inspector and the Erosion Control Inspector. Complete Building Plans and a survey, if required, must accompany this application.

I hereby affirm the above statements are true and correct and also agree to comply with the provisions of the Building Code and other applicable Ordinances and Laws.

This permit expires \_\_\_\_\_

\_\_\_\_\_  
Signature of person requesting permit

\_\_\_\_\_  
Signature of owner if other than above

**This Application becomes a Permit when signed below.**

Approved by the City of Houston Lake, Mo. \_\_\_\_\_ Date \_\_\_\_\_

Approved by the Venetian Gardens Homes Assoc. \_\_\_\_\_ Date \_\_\_\_\_

Permit issued by \_\_\_\_\_ Date \_\_\_\_\_

Attest \_\_\_\_\_ Approved \_\_\_\_\_  
City Clerk Mayor

**APPLICATIONS MUST BE SUBMITTED TO THE REVIEW COMMITTEE TEN (10) DAYS PRIOR TO THE NEXT HOUSTON LAKE CITY COUNCIL MEETING.**

15. Section R-809 shall be deleted.
16. Section R-810 shall be deleted.
17. Section M-1902 shall be deleted.
18. Sections M-1914, M-1915, M-1916, M-1917, M-1918 and M-1919 shall be deleted.
19. Sections M-1920.1 and M-1920.3 shall be deleted.
20. The first (1st) sentence in Section P-2104.1 shall be amended to read as follows:  
"Materials—Water Supply. Materials for underground water supply systems, water surface pipe and lawn sprinkler systems may be a minimum of type K copper tubing or brass."
21. The first (1st) sentence of Section P-2104.2.2 shall be amended to read as follows:  
"Underground. Inaccessible water distribution piping under slabs shall be copper water tube minimum type K brass, chlorinated polyvinyl chloride CPVC) plastic pipe or tubing—all to be installed with approved fittings or bends."
22. Section P-2207.5.3 shall be deleted.
23. All of Chapter 25 shall be deleted. (Ord. No. 282 §9, 10-14-02)

## ARTICLE II. PERMITS

### SECTION 500.100: BUILDING PERMIT REQUIRED

All persons desiring to construct, erect, alter or add to any building, boat dock, fences, road or drive or any structure in the City of Houston Lake, Missouri, must first obtain a building permit for such construction, alteration or addition from the Board of Aldermen of said City. (Ord. No. 282 §2, 10-14-02)

### SECTION 500.110: PERMIT APPLICATIONS

All persons desiring to obtain such a permit shall submit an application with the complete plans and specifications and plot plan for such construction showing sizes, estimated cost and details of such proposed construction and the location of such construction upon the plot of land. No new dwelling construction or property line fence construction will be permitted until after certified surveys have been filed with the Board of Aldermen. Certified surveys will be required on all additions to old dwellings where the new construction will be closer to the property line than the old dwelling. (Ord. No. 282 §3, 10-14-02)

### SECTION 500.120: BOAT AND/OR FISHING DOCKS CONSTRUCTION—PERMIT REQUIRED

All boat or fishing docks require a building permit. No building permit will be issued for other than a floating movable dock unless specifically requested in writing by the President of the Venetian Gardens Homes Association. (Ord. No. 282 §5, 10-14-02)

**SECTION 500.080: BUILDING PERMIT FEE SCHEDULE**

The following table shall be the building permit fee schedule for construction in the City of Houston Lake.

New construction—one- and two-family residences	\$0.25 per square foot. Square footage to be determined by multiplying the outside length of the structure by the outside width of the structure, including garages.
Room additions to one- and two-family residences	\$0.15 per square foot. Square footage to be determined by multiplying the outside length of the addition by the outside width of the addition.
<b>All Other Construction<sup>1</sup></b>	
<b>Total Cost of Construction</b>	
0—\$1,000	\$40
\$ 1,000—\$10,000	\$40 + \$10/\$1,000 over \$1,000
\$ 10,000—\$100,000	\$130 + \$2/\$1,000 over \$10,000
\$100,000—\$500,000	\$310 + \$1.50/\$1,000 over \$100,000
\$500,000 plus	\$910 + \$3/\$1,000 over \$500,000
<b>Other Inspections and Fees</b>	
For use of outside consultants for plan checking and inspections or both including administrative and overhead cost	Actual costs
House inspections outside of normal business hours (minimum charge 2 hours)	\$50.00 per hour
Reinspection fees when required	\$50.00
Use of outside consultants for other purposes	Actual cost
Erosion control	\$25.00 for the first 500 square feet disturbed and \$25.00 for each additional 150 square feet disturbed.

<sup>1</sup>The following structures require building permits. Fees are calculated using the "All Other Construction" Section of the table above:

1. Detached garages.
2. Detached accessory buildings (shops, storage sheds, tool sheds).



**SECTION 500.130: EXCAVATION OF CITY ROADS OR PROPERTY—PERMIT REQUIRED—WHEN**

No excavation will be permitted on City roads or property without a permit unless such work is done at the direction of the City or is emergency maintenance work by utilities. (Ord. No. 282 §11, 10-14-02)

**SECTION 500.140: CHANGES TO EXISTING PERMITS—PROCESS—FEE**

Any request for a change in building permit must be submitted on a standard permit request form and a supplement permit will be issued after a fee of ten dollars (\$10.00) for non-structure construction and fifteen dollars (\$15.00) for resident or structure construction has been paid and the request approved by the Board of Aldermen. (Ord. No. 282 §15, 10-14-02)

**SECTION 500.150: PERMIT FEES—PERFORMANCE BONDS**

All applications for building permits will be made to the City Clerk or the alternate and must be accompanied by payment in full of the permit fee and performance bond as follows:

ITEM NO.	DESCRIPTION OF CONSTRUCTION
Item 1	Fences, boat docks, driveways
Item 2	Structure construction, exterior remodeling, carport, porch, decks, covered patio, room addition, motor vehicle garage, garden tractor or tool shed type building under 500 square feet, permit fee increased by \$5.00 for each 100 square feet or portion thereof in excess of 500 square feet constructed.
Item 3	Erosion control

BOND AMOUNTS	PERFORMANCE BONDS
\$100.00	Performance bond for construction described in item 1.
\$100.00	Performance bond for construction described in item 2 if under 500 square feet.
\$1,000.00	Performance bond for construction in item 2 if 500 square feet or more.
\$500.00	Performance bond for construction described in item 3.

Performance bond will be refunded upon satisfactory completion of construction within the specified time. Call backs for inspection may be charged against the performance bond at a rate not to exceed twenty-five dollars (\$25.00) for each call back. The performance bond will be forfeited if construction is not completed satisfactorily prior to expiration of the permit. (Ord. No. 282 §16, 10-14-02)